

Small PHA Plan Update
Annual Plan for Fiscal Year: 2003

NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN ACCORDANCE
WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES

PHA Plan Agency Identification

PHA Name: Housing Authority of Martin

PHA Number: KY038

PHA Fiscal Year Beginning: (mm/yyyy) 04/2003

PHA Plan Contact Information:

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Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)

- ☒ Main administrative office of the PHA
- ☐ PHA development management offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- ☒ Main administrative office of the PHA
- ☐ PHA development management offices
- ☐ Main administrative office of the local, county or State government
- ☐ Public library
- ☐ PHA website
- ☐ Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- ☒ Main business office of the PHA
- ☐ PHA development management offices
- ☐ Other (list below)

PHA Programs Administered:

- ☐ Public Housing and Section 8 ☐ Section 8 Only ☒ Public Housing Only

Annual PHA Plan

Fiscal Year 2003

[24 CFR Part 903.7]

i. Table of Contents

Provide a table of contents for the Plan, including attachments, and a list of supporting documents available for public inspection. For Attachments, indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

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<input checked="" type="checkbox"/> Other (List below, providing each attachment name)	
De-concentration and Income Mixing Analysis	39
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ii. Executive Summary

[24 CFR Part 903.7 9 (r)]

At PHA option, provide a brief overview of the information in the Annual Plan

1. Summary of Policy or Program Changes for the Upcoming Year

In this section, briefly describe changes in policies or programs discussed in last year's PHA Plan that are not covered in other sections of this Update.

Add a Trespass Policy;

Enforce Community Services Policy if required/funded;

Set new resident maximum rent at \$345, current resident remains \$330;

Revise Air Conditioner Rental Policy to keep deposit when resident tries to avoid rental payments in winter;

Update Routine Maintenance Charges;

2. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A. ☒ Yes ☐ No: Is the PHA eligible to participate in the CFP in the fiscal year covered by this PHA Plan?

B. What is the amount of the PHA's estimated or actual (if known) Capital Fund Program grant for the upcoming year? \$ _222,315.00_

C. ☒ Yes ☐ No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete the rest of Component 7. If no, skip to next component.

D. Capital Fund Program Grant Submissions

(1) Capital Fund Program 5-Year Action Plan

The Capital Fund Program 5-Year Action Plan is provided as Attachment C

(2) Capital Fund Program Annual Statement

The Capital Fund Program Annual Statement is provided as Attachment B

3. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

Applicability: Section 8 only PHAs are not required to complete this section.

1. ☐ Yes ☒ No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If "No", skip to next component ; if "yes", complete one activity description for each development.)

2. Activity Description

Demolition/Disposition Activity Description (Not including Activities Associated with HOPE VI or Conversion Activities)	
1a. Development name:	
1b. Development (project) number:	
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>	
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: (DD/MM/YY)	
5. Number of units affected:	
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development	
7. Relocation resources (select all that apply) <input type="checkbox"/> Section 8 for units <input type="checkbox"/> Public housing for units <input type="checkbox"/> Preference for admission to other public housing or section 8 <input type="checkbox"/> Other housing for units (describe below)	
8. Timeline for activity: a. Actual or projected start date of activity: b. Actual or projected start date of relocation activities: c. Projected end date of activity:	

4. Voucher Homeownership Program

[24 CFR Part 903.7 9 (k)]

A. ☐ Yes ☒ No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to next component; if “yes”, describe each program using the table below (copy and complete questions for each program identified.)

B. Capacity of the PHA to Administer a Section 8 Homeownership Program

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- ☐ Establishing a minimum homeowner downpayment requirement of at least 3 percent and requiring that at least 1 percent of the downpayment comes from the family’s resources
- ☐ Requiring that financing for purchase of a home under its section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting

requirements; or comply with generally accepted private sector underwriting standards

- ☐ Demonstrating that it has or will acquire other relevant experience (list PHA experience, or any other organization to be involved and its experience, below):

5. Safety and Crime Prevention: PHDEP Plan

[24 CFR Part 903.7 (m)]

Exemptions Section 8 Only PHAs may skip to the next component PHAs eligible for PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- A. ☐ Yes ☐ No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- B. What is the amount of the PHA's estimated or actual (if known) PHDEP grant for the upcoming year? \$ _
- C. ☐ Yes ☐ No Does the PHA plan to participate in the PHDEP in the upcoming year? If yes, answer question D. If no, skip to next component.
- D. ☐ Yes ☐ No: The PHDEP Plan is attached at Attachment ____

6. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board (RAB) Recommendations and PHA Response

1. ☒ Yes ☐ No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are Attached at Attachment (File name) G
3. In what manner did the PHA address those comments? (select all that apply)
- ☐ The PHA changed portions of the PHA Plan in response to comments
A list of these changes is included
☐ Yes ☐ No: below or
☐ Yes ☐ No:
- ☒ Considered comments, but determined that no changes to the PHA Plan were necessary. An explanation of the PHA's consideration is included at the at the end of the RAB Comments in Attachment _G_.
- ☐ Other: (list below)

B. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: Commonwealth of Kentucky
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
 - ☐ The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
 - ☐ The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
 - ☒ The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
 - ☐ Activities to be undertaken by the PHA in the coming year are consistent with specific initiatives contained in the Consolidated Plan. (list such initiatives below)
 - ☐ Other: (list below)
3. PHA Requests for support from the Consolidated Plan Agency
 - ☐ Yes ☒ No: Does the PHA request financial or other support from the State or local government agency in order to meet the needs of its public housing residents or inventory? If yes, please list the 5 most important requests below:

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

The Consolidated Plan for the Commonwealth of KY supports the PHA Plan of the Housing Authority of Martin to focus on removing road blocks to affordable housing for low- and very low-income persons.

C. Criteria for Substantial Deviation and Significant Amendments

1. Amendment and Deviation Definitions

24 CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

A. Substantial Deviation from the 5-year Plan: A change greater than 50% of the total grant amount from one account to another.

B. Significant Amendment or Modification to the Annual Plan: A change greater than 50% of the total grant amount from one account to another.

Attachment A

Supporting Documents Available for Review

PHAs are to indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
	State/Local Government Certification of Consistency with the Consolidated Plan (not required for this update)	5 Year and Annual Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction/s in which the PHA is located and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Any policy governing occupancy of Police Officers in Public Housing <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Eligibility, Selection, and Admissions Policies
	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
	Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	Results of latest binding Public Housing Assessment System (PHAS) Assessment	Annual Plan: Management and Operations
X	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
	Any required policies governing any Section 8 special housing types <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
	Section 8 informal review and hearing procedures <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for any active grant year	Annual Plan: Capital Needs
X	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing §504 of the Rehabilitation Act and the Americans with Disabilities Act. See, PIH 99-52 (HA).	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program (section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Cooperation agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	Section 3 documentation required by 24 CFR Part 135, Subpart E	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report	Annual Plan: Safety and Crime Prevention
X	PHDEP-related documentation: <ul style="list-style-type: none"> · Baseline law enforcement services for public housing developments assisted under the PHDEP plan; · Consortium agreement/s between the PHAs participating in the consortium and a copy of the payment agreement between the consortium and HUD (applicable only to PHAs participating in a consortium as specified under 24 CFR 761.15); · Partnership agreements (indicating specific leveraged support) with agencies/organizations providing funding, services or other in-kind resources for PHDEP-funded activities; · Coordination with other law enforcement efforts; · Written agreement(s) with local law enforcement agencies (receiving any PHDEP funds); and · All crime statistics and other relevant data (including Part I and specified Part II crimes) that establish need for the public housing sites assisted under the PHDEP Plan. 	Annual Plan: Safety and Crime Prevention
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G) <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Housing Authority of Martin, Martin, KY –KY038-		Grant Type and Number CIAP KY36P038908-99 Capital Fund Program: Capital Fund Program Replacement Housing Factor Grant No:			Federal FY of Grant: 1999
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 4) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 09/30/2002 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	3780	3780	3780	3780
4	1410 Administration	4110	900	900	900
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs	0	0	0	0
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	84380	98670	98670	98670
11	1465.1 Dwelling Equipment—Nonexpendable	63380	50874	50874	50874
12	1470 Nondwelling Structures	60278	57934	57934	57934
13	1475 Nondwelling Equipment	0	3770	3770	3770
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)	215928	215928	215928	215928
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security	18000	27440	27440	27440
24	Amount of line 20 Related to Energy Conservation Measures	1670	1680	1680	1680

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: Housing Authority of Martin, Martin, KY KY038		Grant Type and Number CIAP KY36P038908-99 Capital Fund Program #: Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 1999		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide	Management Improvements	1408		3780	3780	3780	3780	Done
HA-Wide	Administration-Advertising	1410		4110	240	240	240	Done
HA-Wide	Admin. – NonTech Salaries	1410.01		0	600	600	600	Done
HA-Wide	Admin. – Employee Benefits	1410.02		0	60	60	60	Done
HA-Wide	Termite Protection	1460.11	1	0	18500	18500	18500	Done
HA-Wide	Replace Porch Lights	1460.10	127	2380	750	750	750	Done
38-001	Replace Thermostat w/limiter type	1460.1	39	700	700	680	680	Done
38-001	Replace GFCI's	1460.5	90	2230	1170	1170	1170	Done
38-001	Replace Screen Door Hardware	1460.16	40	0	360	360	360	Done
38-003	Replace GFCI's	1460.12	190	2670	1750	1750	1750	Done
38-003	Replace Floor in Upstairs Bathroom	1460.6	34	10800	3400	3400	3400	Done
38-003	Replace Front Screen Door	1460.7	60	18000	19055	19055	19055	Done
38-003	Replace Thermostat w/limiter type	1460.8	60	970	970	970	970	Done
38-003	Structural Repairs 900 & 1100 Bldg	1460.9	2	48230	1680	1680	1680	Done
38-001	Replace Refrigerators & Stoves	1465.1	40 & 25	22880	18219	18219	18219	Done
38-002	Replace Refrigerators & Stoves	1465.3	28 & 25	0	18578	18578	18578	Done
38-003	Replace Refrigerators & Stoves	1465.2	60 & 60	40500	32655	32655	32655	Done
38-002	Expand Community Room Town Center	1470	1	35778	35778	35778	35778	Done
38-002	Add Handicap Laundry – fm CIAP 905	1470.2	1	1800	1800	1800	1800	Done
38-001	Convert Maint. Bldg to Laundry	1470.3	1	24500	20356	20356	20356	Done
HA-Wide	Maintenance Equipment	1475	1	0	3770	3770	3770	Done
HA-Wide	Force Account Labor	1460.13	1	0	29500	29500	29500	Done
HA-Wide	Force Account Overhead	1460.15	1	0	2257	2257	2257	Done

Part III: Implementation Schedule

[illegible]

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Housing Authority of Martin, Martin, KY –KY038-		Grant Type and Number Capital Fund Program: CAP KY36P038501-00 Capital Fund Program Replacement Housing Factor Grant No:			Federal FY of Grant: 2000
<div style="display: flex; justify-content: space-between;"> <div> <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 09/30/2002 </div> <div> <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input type="checkbox"/> Final Performance and Evaluation Report </div> </div>					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	0	20000	20000	0
3	1408 Management Improvements	29590	29590	29590	22050
4	1410 Administration	2290	274	274	274
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs	21050	21050	21050	15930
8	1440 Site Acquisition				
9	1450 Site Improvement	7450	7450	7450	6900
10	1460 Dwelling Structures	152700	127150	127150	105340
11	1465.1 Dwelling Equipment—Nonexpendable	10150	8618	8618	0
12	1470 Nondwelling Structures	0	0	0	0
13	1475 Nondwelling Equipment	6402	15500	15500	6400
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)	229632	229632	229632	156894
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security	12930	12930		
24	Amount of line 20 Related to Energy Conservation Measures	29170	29170	1680	1680

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: Housing Authority of Martin, Martin, KY KY038		Grant Type and Number Capital Fund Program #: KY36P038501-00 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide	Operations	1406	1	0	20000	20000	0	In-Process
HA-Wide	Management Improvements-Maint. Equip.	1408		29590	29590	29590	22053.49	In-Process
HA-Wide	Administration-Adv. Wages/Benefits	1410		2290	273.51	273.51	273.51	Done
HA-Wide	Fees and Costs A/E & Consult	1430		21050	21050	21050	21050	Done
38-002	Grounds: Termites/Repair Concrete	1450	1	7450	7450	7450	6900	In-Process
38-003	Grounds: trees/parking/bicycle racks	1450	1	0	0	0	0	
38-001	Upgrade Kit./Bath Hardware [501-01]	1460	38	0	0	0	0	
38-001	Install gal. Roof vent [do future]	1460	39	0	0	0	0	
38-001	Replace int. dr/ [st.dr.hdwr CIAP908]/ paint storm dr & ent. Door [do future]	1460	39	4551	0	0	0	
38-001	Replace Smoke&CO detector	1460	40	1912	1912	1912	1912	Done
38-002	Upgrade Emer. Signal/Roof/Vent [CAP'01]	1460	28	5582	1082	1082	1081.60	Done
38-003	Upgrade smoke&CO detector [entDr.lockCIAP] [LvRm]light/fan future]	1460	60	2869	2869	2869	2869	Done
38-003	Upgrade kit /Lava/Commode hdwrr [CAP'01]	1460	60	0	0	0	0	
38-003	Replace furnaces & WtrHtr	1460	60	93254	93254	93254	93254	Done
38-001	Paint Units FA	1460	20	18000	8000	8000	2075	In-Process
38-002	Paint Units FA	1460	25	16000	10000	10000	2075	In-Process
38-003	Paint Units FA	1460	18	15032	10032	10032	2076	In-Process
38-002	Upgrade refrigerators & Stoves	1465	28 & 25	10150	8617	8617	8617	In-Process
38-003	Remodel CmRm/Office [CAP'01]	1470	1	0	0	0	0	In-Process
38-002	Replace Laundry boiler	1475	1	6402	6402	6400	6400	Done

**Annual Statement/Performance and
Evaluation Report**

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: Housing Authority of Martin, Martin, KY KY038		Grant Type and Number Capital Fund Program #: KY36P038501-00 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
38-002	Replace Washers/Dryers	1475	4	0	9100.49	9100.49	0	In-Process
38-003	Upgrade CmRm equipment [CAP'01]	1475	1	0	0	0	0	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

[illegible]

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Housing Authority of Martin		Grant Type and Number Capital Fund Program: KY36P038501-01 Capital Fund Program Replacement Housing Factor Grant No:		Federal FY of Grant: 2001	
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 09/30/02		<input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: -1-) <input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	0	17300	0	0
3	1408 Management Improvements	15000	15000	0	0
4	1410 Administration	2340	2340	48.88	48.88
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs	23430	19317.44	19317.44	11967.44
8	1440 Site Acquisition				
9	1450 Site Improvement	9255	20825	310.50	310.50
10	1460 Dwelling Structures	162470	141423.25	104540	59774
11	1465.1 Dwelling Equipment—Nonexpendable	11570	0	0	0
12	1470 Nondwelling Structures	8520	10730	10730	0
13	1475 Nondwelling Equipment	1740	7389.31	5649.31	5649.31
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)	234325	234325	140596.13	77750.13
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security	70000	0		
24	Amount of line 20 Related to Energy Conservation Measures	0	89140		

Annual Statement/Performance and Evaluation Report**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)****Part II: Supporting Pages**

PHA Name: Housing Authority of Martin		Grant Type and Number Capital Fund Program #: KY36P038501-01 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide	Operations [PHDEP]	1406	1	0	17300	0	0	In-Process
HA-Wide	Management Improvements	1408	1	15000	15000	7500	0	In-Process
HA-Wide	Administration	1410	1	2340	2340	2340	0	In-Process
HA-Wide	Fees and Costs	1430	1	23430	19317.44	11715	0	In-Process
HA-Wide	Site Improvement	1450	3	9255	20825	9240	0	In-Process
38-001	Storage area/building [future]	1460	40	28000	0	0	0	In-Process
38-003	Storage area/building [future]	1460	60	42000	0	0	0	In-Process
HA-Wide	Paint Apartments	1460	127	59470	36883.25	0	0	In-Process
38-001	Upgrade Kitchen & Bath	1460	38	40000	25820			
38-003	Upgrade Kitchen & Bath	1460	60	60000	63320			
38-002	Upgrade stoves [CAP'00]	1465	28	0	0	7700	0	In-Process
HA-Wide	Upgrade Maint. Equip.	1475	1	0	7500	7500	0	In-Process

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

[illegible]

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Housing Authority of Martin, Martin, KY -KY038-	Grant Type and Number Capital Fund Program: KY36P038501-02 Capital Fund Program Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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☐ Original Annual Statement
 ☐ Reserve for Disasters/ Emergencies
 ☐ Revised Annual Statement (revision no:)

☒ Performance and Evaluation Report for Period Ending: 09/30/2002
 ☐ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	26720		0	0
3	1408 Management Improvements	7500		0	0
4	1410 Administration	4690		0	0
5	1411 Audit	3850		0	0
6	1415 liquidated Damages				
7	1430 Fees and Costs	18000		0	0
8	1440 Site Acquisition				
9	1450 Site Improvement	6000		0	0
10	1460 Dwelling Structures	119555		0	0
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	6000		0	0
14	1485 Demolition				
15	1490 Replacement Reserve	30000		0	0
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)	222315		0	0
21	Amount of line 20 Related to LBP Activities	-0-		0	0
22	Amount of line 20 Related to Section 504 Compliance	-0-		0	0
23	Amount of line 20 Related to Security	15000		0	0
24	Amount of line 20 Related to Energy Conservation Measures	-0-		0	0

Annual Statement/Performance and Evaluation Report**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)****Part II: Supporting Pages**

PHA Name: Housing Authority of Martin, Martin, KY - KY038 -		Grant Type and Number Capital Fund Program #: KY36P038501-02 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
KY038 HA-Wide	Operations	1406	1	26720		0	0	Planning
KY038 HA-Wide	Management Improvements	1408	1	7500		0	0	Planning
KY038 HA-Wide	Administration	1410	1	4690		0	0	Planning
KY038 HA-Wide	Audit	1411	1	3850		0	0	Planning
KY038 HA-Wide	Fees and Costs	1430	1	18000		0	0	Planning
KY038 HA-Wide	Site Improvement	1450	1	3000		0	0	Planning
KY038-001	Clothes Line/Trash Cans	1460	40	3000		0	0	Planning
KY038-002	Door Bells/LvRm Lights/Fans	1460	28	5320		0	0	Planning
KY038-003	Roofs/Windows	1460	60	132235		0	0	Planning
KY038 HA-Wide	Maint. Equipment	1475	1	3000		0	0	Planning
KY038-003	Replacement Reserve	1490	1	15000		0	0	Planning

Part III: Implementation Schedule

[illegible]

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Housing Authority of Martin, Martin, KY -KY038-		Grant Type and Number Capital Fund Program: KY36P038501-03 Capital Fund Program Replacement Housing Factor Grant No:			Federal FY of Grant: 2003
<div style="display: flex; justify-content: space-between;"> <div> <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending: </div> <div> <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report </div> </div>					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	11379			
3	1408 Management Improvements	9000			
4	1410 Administration	1800			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	18000			
8	1440 Site Acquisition				
9	1450 Site Improvement	9550			
10	1460 Dwelling Structures	166136			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	4000			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)	222315			
21	Amount of line 20 Related to LBP Activities	-0-			
22	Amount of line 20 Related to Section 504 Compliance	-0-			
23	Amount of line 20 Related to Security	4050			
24	Amount of line 20 Related to Energy Conservation Measures	15000			

Annual Statement/Performance and Evaluation Report**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)****Part II: Supporting Pages**

PHA Name: Housing Authority of Martin, Martin, KY - KY038 -		Grant Type and Number Capital Fund Program #: KY36P038501-03 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
KY038 HA-Wide	Operations	1406	1	11379				
KY038 HA-Wide	Management Improvements	1408	1	9000				
KY038 HA-Wide	Administration	1410	1	1800				
KY038 HA-Wide	Fees and Costs	1430	1	18000				
KY038 HA-Wide	Trim Trees	1450	1	5000				
KY038-002	Yard light/resurface concrete/ ext. paint hand dryer/ emer heat /storage bldg 1	1450	1	7000				
KY038-001	Upgrade Electrical Service/lights/fans	1460	38	52100				
KY038-001	Upgrade Siding/Insulate Walls	1460	38	19000				
KY038-002	Upgrade Storm Doors/LvRm Light/Fan	1460	28	11620				
KY038-003	Upgrade Bath	1460	60	40100				
KY038-003	Upgrade Closet Doors	1460	54	43316				
KY038 HA-Wide	Maint. Equipment	1475	1	4000				

Part III: Implementation Schedule

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name Housing Authority of Martin, Martin, KY KY038				<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/HA- Wide	Year 1	Work Statement for Year 2 FFY Grant: 2004 PHA FY: 2004	Work Statement for Year 3 FFY Grant: 2005 PHA FY: 2005	Work Statement for Year 4 FFY Grant: 2006 PHA FY: 2006	Work Statement for Year 5 FFY Grant: 2007 PHA FY: 2007
	Annual Statement				
HA-Wide					
001 Pageant Hill		Waste Drains		A/C	
001 Pageant Hill			Roofs		
002 Town Center			Concrete walks/areas	HVAC	Elevator
002 Town Center			Plumbing Fixture/Fittings	Boilers	
003 Grigsby Heights			Roof	Remodel Office/CmRm	Floor Tile
003 Grigsby Heights					
003 Grigsby Heights					
CFP Funds Listed for 5- year planning		160,000	162,060	172,600	169,500
Replacement Housing Factor Funds					

Part II: Supporting Pages—Work Activities

Total CFP Estimated Cost

Part II: Supporting Pages—Work Activities

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Table Library

Required Attachment __E__: Resident Member on the PHA Governing Board

1. ☒ Yes ☐ No: Does the PHA governing board include at least one member who is directly assisted by the PHA this year? (if no, skip to #2)

A. Name of resident member(s) on the governing board: Ruth Daniels

B. How was the resident board member selected: (select one)?

- ☐ Elected
☒ Appointed

C. The term of appointment is (include the date term expires): 09/01/2005

2. A. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?

- ☐ the PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis
☐ the PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.
☐ Other (explain):

B. Date of next term expiration of a governing board member:

C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position): Thomasine Robinson, Mayor of Martin, KY

Required Attachment ____F____: Membership of the Resident Advisory Board or Boards

List members of the Resident Advisory Board or Boards: (If the list would be unreasonably long, list organizations represented or otherwise provide a description sufficient to identify how members are chosen.)

Charles Hall, Dovalene Dye, Ronnie Patton, Cline Mullins, Hazel Hicks, Edna Franklin, Janice Little, Dee Burchett, Edith George.

Required Attachment ____G____: Comments of Resident Advisory Board or Boards & Explanation of PHA Response (must be attached if not included in PHA Plan text)

Bruce Coleman, ED, reviewed Resident Survey Results with Resident Advisory Board Site appearance – “deduct from garbage collection company bill when they fail to pick up,” ED to follow-up; “would like to see flag pole at Grigsby Heights.” ED to check future MOD work; Safety – “improve lights around buildings 400 & 700 at Grigsby Heights,” ED will put in future MOD work, “Add police officers,” ED will follow-up with Housing Authority Board and HUD; Communications – “encourage residents to read newsletter,” ED will comment on newsletter during routine conversations with residents, “invite residents to board meetings,” part of newsletter, and RAB and ED will add to future communications. Charles Hall suggested bicycle racks and a fence at Grigsby Heights, being considered now. A proposed Trespass Policy was reviewed. Everyone was in favor of it. Ceiling rent was discussed Janice Little commented that more people would move out if it was raised, ED advised that ceiling rent or market rents have to be reviewed and revised from time to time. Janice Little asked about putting outlets on porch at Pageant Hill, ED advised that this is planned for future MOD. A/C policy was considered for deposit, change to fee if resident does not move out when A/C is given back to housing authority, all were in favor. Discussed having workshop with residents to improve awareness of drugs/drug prevention, planned for March or April 2003. Dee Burchett asked about fire extinguisher in stove area, ED will consider for a future MOD.

De-concentration and Income Mixing Analysis

☒ Yes ☐ No Does the PHA have any general occupancy (family) public housing developments covered by the de-concentration rule?

Development Name	Bedroom Distribution	Total Income of All families in All Developments	Average Income of all Families in each Development	EIR test
KY038001 Low Income	8-1 br 15-2br 14-3br 3-4br 40 total	\$568276	\$14210	134% (above)
KY038003 Very Low Income	20-1br 36-2br 4-3br 60 total	\$490565	\$8176	77% (below)
Total income of all families	100 total units	\$105884		
Average Income of all families		\$10588		

☒ Yes ☐ No Do any of these covered development have average incomes above or below 85% to 115% of the average income of all such developments:

De-concentration Policy for Covered Developments			
Development Name	Number of Units	Explanation (if any) [see step 4 at 24 CFR 903.2c(1)(iv)]	De-concentration Policy (if no explanation) [see step 5 at 24 CFR 903.2c(1)(V)]
Pageant Hill	40	Low Income Development; Applicant list short for 2,3 and 4 br; transfer households between this dev. and Grigsby Heights; some income not counted towards rent due to welfare reform law;	
Grigsby Heights	60	Very-Low Income Development; Applicant list short for 2 and 3 br; transfer household between this dev. and Pageant Hill;	

Voluntary Conversion Initial Assessment

How many of the PHA's developments are subject to the Required Initial Assessments? 2

How many of the PHA's developments are not subject to the Required Initial Assessment based on exemption (e.g., elderly and or/ disable development not general occupancy project)? 1

How many Assessments were conducted for the PHA's covered developments? 1

Identify PHA development that may be appropriate for conversion based on the Required Initial Assessments: None -0-

Development Name	Number of Units
Pageant Hill	40
Town Center	28 – Elderly
Grigsby Heights	60